

AVAILABLE FOR SALE | 39.83± ACRE LAND & RESIDENTIAL HOME

BAKERSFIELD LUXURY ESTATE & PISTACHIOS

8401 MAYER AVENUE, BAKERSFIELD, CA 93314



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All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

SHAFTER

8401 MAYER AVENUE



CALIFORNIA
43

CALIFORNIA
99

BAKERSFIELD

INTERSTATE
5

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8401 MAYER AVENUE, BAKERSFIELD

PROPERTY DESCRIPTION

Nestled on a sprawling 40-acre estate just outside of Bakersfield, CA, this exceptional property offers a rare blend of luxury living, extensive functionality, and serene country charm. A picturesque entry drive, flanked by stately trees, leads to a meticulously maintained residence enveloped by mature shade trees and bordered by elegant white fencing.

Designed for relaxation and entertainment, step outside to discover a resort-style backyard featuring a fully fenced yard with lush, mature landscaping, manicured Bermuda grass, stamped concrete pathways, and a Pebble Tec pool with a lounging deck. A heated, rock-faced spa with boulder accents and a cascading waterfall creates a true oasis. The spacious covered patio, complete with Trex decking, built-in speakers, and dual mechanical shades, offers the perfect vantage point for enjoying golden country sunsets. A charming gazebo with stone-pillared supports sits tucked among the trees for added ambiance.

This property is also ideal for hobbyists, tradespeople, or anyone needing ample workshop and storage space. It includes five exterior structures, thoughtfully designed for versatility and utility:

- **Shop #1:** A 40'x60' Borga Metal shop featuring **two 14'x12' roll-up doors** and **one 12'x12' roll-up door**—ideal for large equipment, vehicles, or commercial use.
- **Shop #2:** A 40'x40' Borga Metal shop with a 20' apron, sitting on a **40'x60' cement slab**, and includes one **12'x12' roll-up door**, a large swing door, and a **heavy-duty hoist and trolley system**—perfect for heavy-duty mechanical or fabrication work.
- **Detached Shop #3:** A **20'x40'** standalone structure for smaller projects or equipment storage.
- **Storage Units:** Two additional smaller storage units provide flexibility for hobby farming tools, seasonal gear, or recreational toys.
- **Additional Features:** A fenced livestock pen and a covered RV parking area complete with a power supply further expand the property's possibilities.
- **Four Car Garage** with 7' doors to allow for larger vehicles.

The expansive 4,546± square foot residence exudes sophistication and comfort. Featuring 4 bedrooms and 4 bathrooms, with ceilings soaring up to 12 feet in common areas and custom Alder doors throughout, the interior is both grand and inviting. Custom casings adorn all entryways and windows, while crown molding adds a touch of elegance to each bedroom. The kitchen is a chef's dream with abundant counter space, beadboard-style cabinetry, an oversized center island, and premium appliances including a built-in refrigerator and unique custom oven. A whole-house vacuum system, built-in speakers, wainscoting, and hardwood floors in the entry complete the home's thoughtful design.

Conveniently located just a 15-minute drive from Freeway 99 and 20 minutes from downtown Bakersfield, this estate offers a rare opportunity to enjoy serene country living without sacrificing urban convenience. Whether seeking a private retreat or a place to pursue passion projects, this property embodies the best of both worlds in Central Valley living.



8401 MAYER AVENUE, BAKERSFIELD PROPERTY INFORMATION

PROPERTY LOCATION

Subject property is West of Mayer Avenue and 0.4± miles South of 7th Standard Road. Physical Address: 8401 Mayer Avenue, Bakersfield, CA 93314.

LEGAL

Kern County APN: 104-030-33-00-2

WATER

Subject property contains a 75HP deep well that produces 600 GPM per Seller. The orchard is irrigated via dual line drip.

PLANTINGS

Property is currently planted to income producing pistachios. The orchard was planted in 2007 to Kerman/Peter varieties on UCB-1 rootstock.

PRICE/TERMS

\$3,500,000 Million Cash at the close of escrow. 2025 Pistachio crop is negotiable.

5-YEAR PRODUCTION

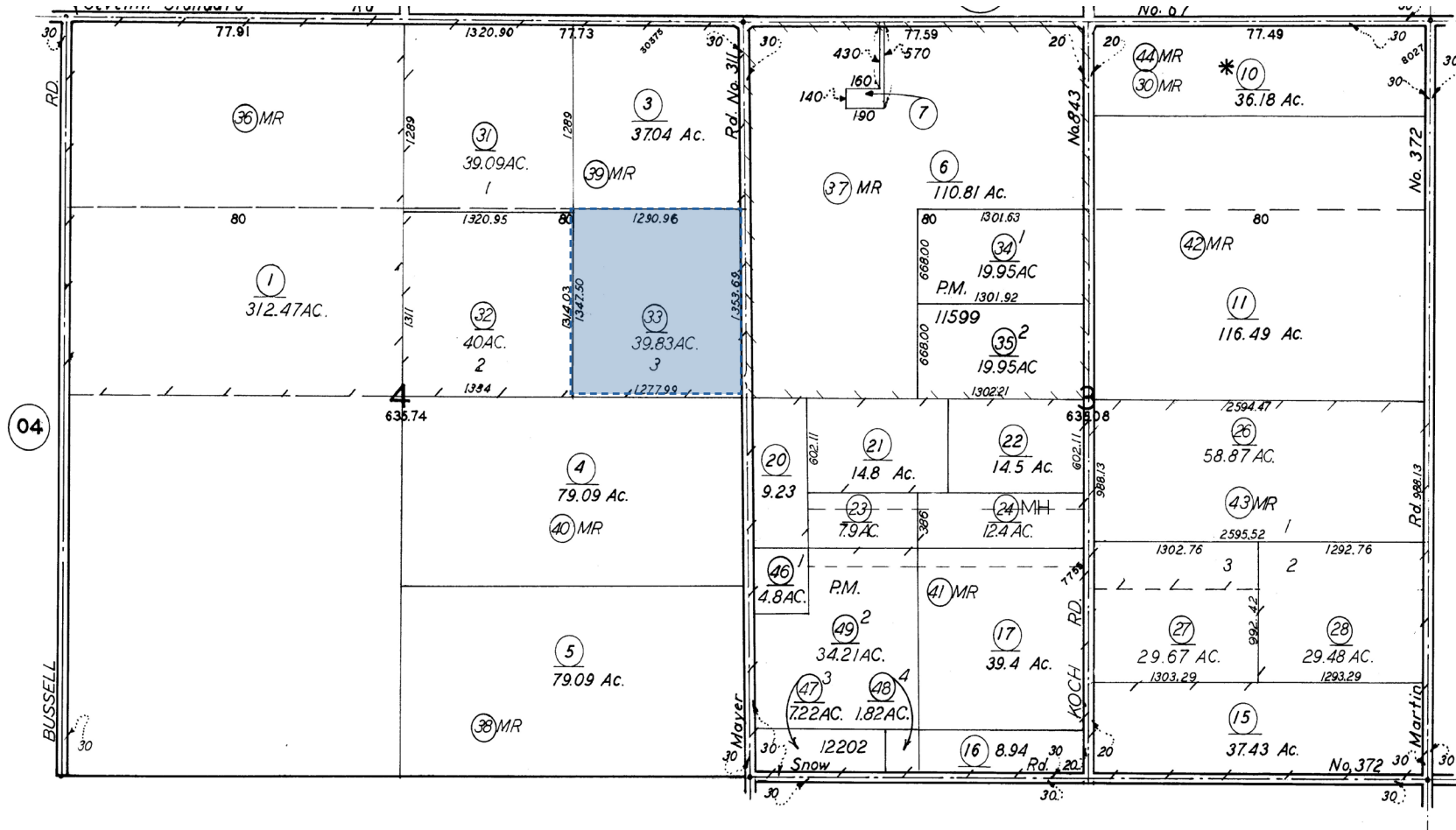
YEAR	LBS./ACRE
2023	4,998 lbs/acre
2022	2,091 lbs/acre
2021	5,413 lbs/acre
2020	1,995 lbs/acre
2019	4,083 lbs/acre



FOR PROPERTY TOUR VIDEO, CLICK [HERE](#).

8401 MAYER AVENUE, BAKERSFIELD
PROPERTY PARCEL MAP

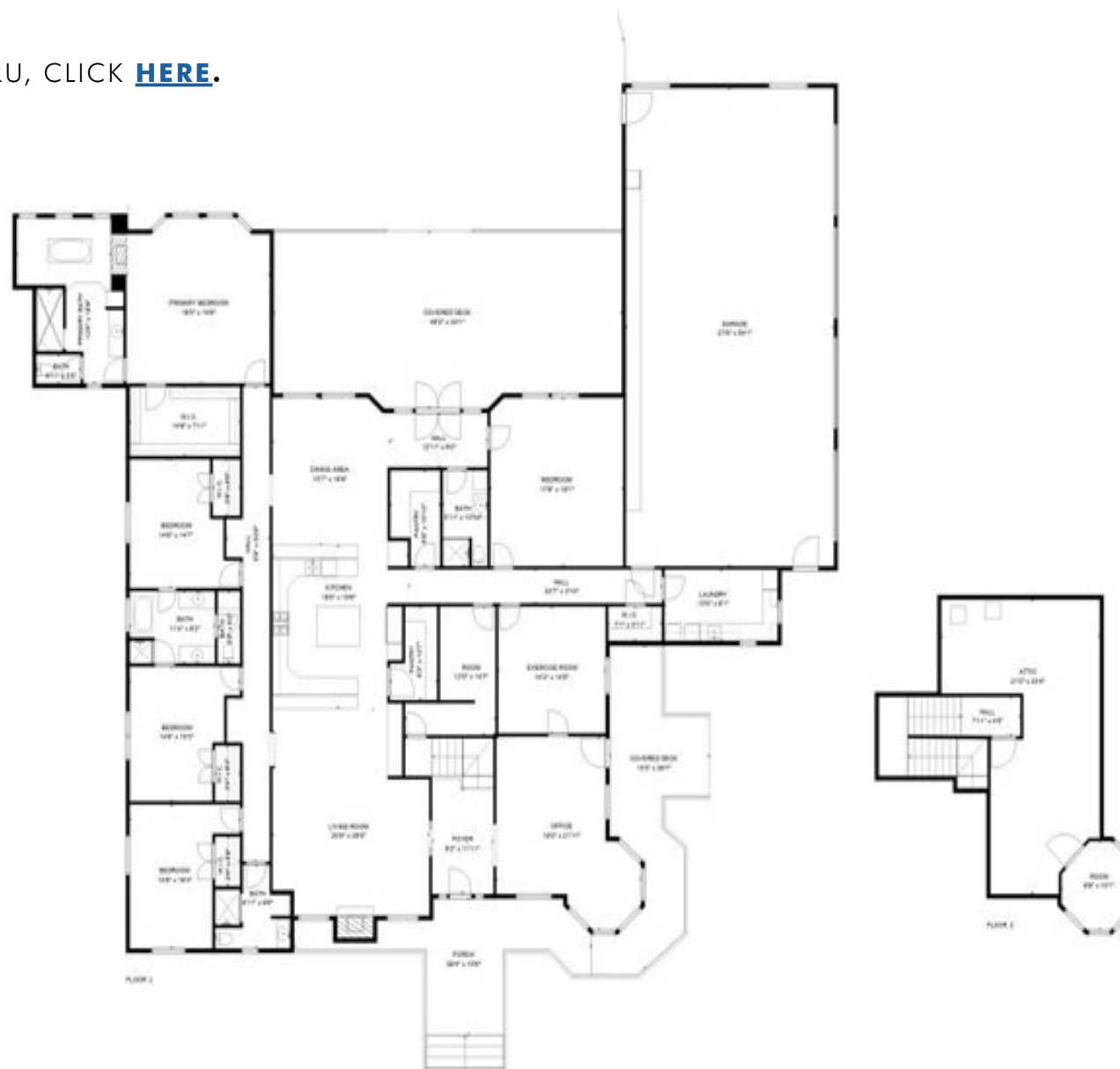
FOR PROPERTY TOUR VIDEO, CLICK [HERE](#).





8401 MAYER AVENUE, BAKERSFIELD
RESIDENTIAL FLOOR PLAN

FOR HOME WALK-THRU, CLICK [HERE](#).



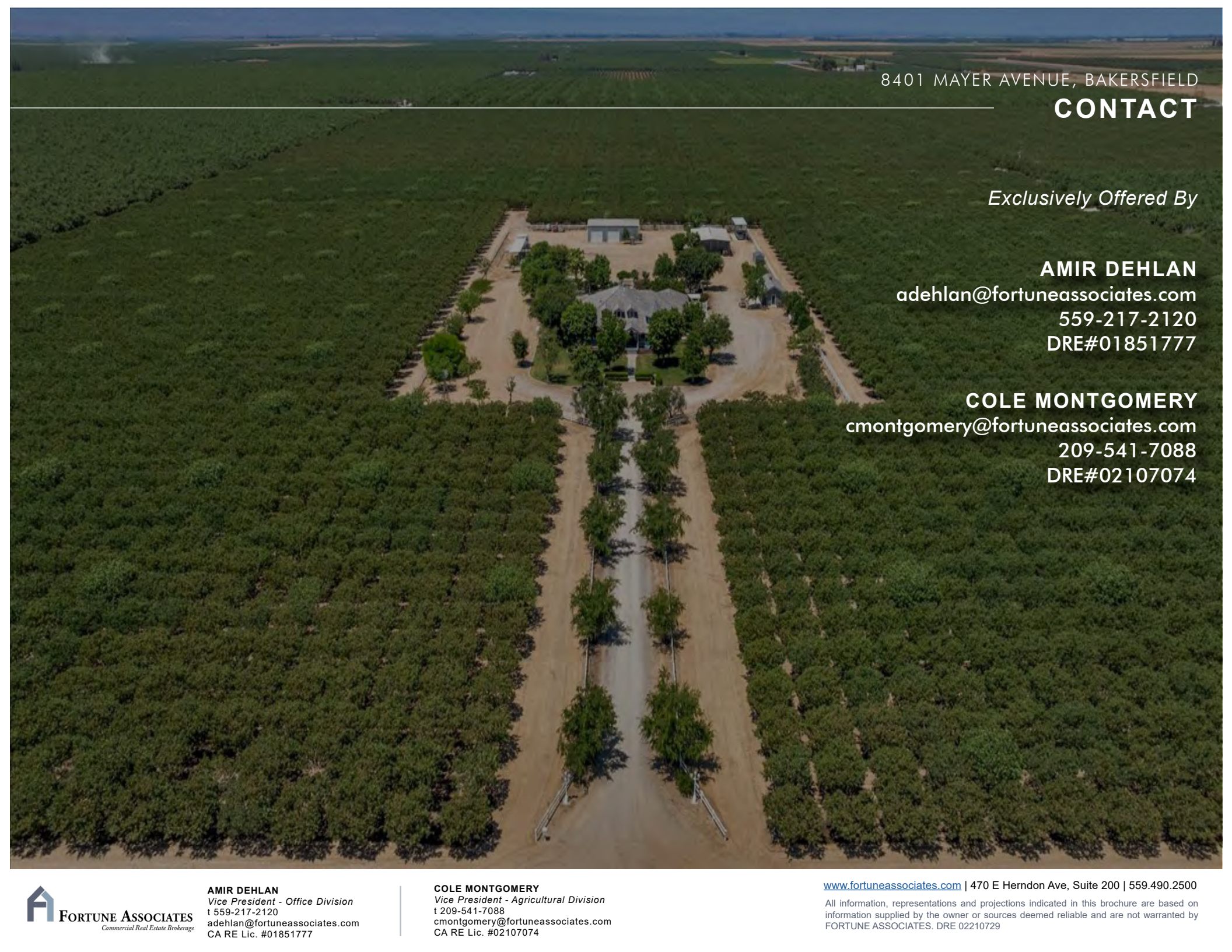


8401 MAYER AVENUE, BAKERSFIELD
PROPERTY LOCATION

7TH STANDARD ROAD

MAYER AVENUE

SNOW ROAD



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CONTACT

Exclusively Offered By

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